

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Hickman Drive (Lot 9/I-4 Industrial Park) – R & R Investments, applicant;
Request for a ground sign height variance from 15 feet to 37 ½ feet in the
PCD (Planned Commercial Development District).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 2/26/07 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a ground sign height variance from 15 feet to 37 ½ feet in the PCD (Planned Commercial Development District); or
2. **DENY** the request for a ground sign height variance from 15 feet to 37 ½ feet in the PCD (Planned Commercial Development District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: R & R Investments/Bill Ray Nissan</p> <p>Location: Hickman Drive</p> <p>Zoning: Planned Commercial Development</p> <p>Subdivision: I-4 Industrial Park</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant's automotive dealership is currently located on US 17-92, but they are moving to Hickman Drive in the I-4 Industrial Park. • The site on US 17-92 has three signs. The primary sign, that was approved for a variance is at 37 ½ feet. • The applicant has a 10 year lease on three signs and is requesting to relocate them to their proposed new facility on Hickman Drive. The property on Hickman Drive has approximately 1200 feet frontage along I-4 and the applicant proposes to place the primary sign along I-4. • The rezone of property to Planned Commercial Development (PCD) was approved on February 13th by

	<p>the Board of County Commissioners but PCD zoning does not allow the waiver of the sign height. Therefore the applicant is requesting from the Board of Adjustment a sign height variance for the primary sign to 37 ½ feet. The remaining signs are in compliance with the maximum code requirement of 15 feet and meet the separation requirements.</p>
STAFF FINDINGS	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• Special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district. <i>The proposed automotive dealership is located on a parcel that fronts I-4. The parcels frontage is on a portion of I-4 that curves to the northeast. Given the speed limit of 65 miles per hour and the curvature of the road, a primary sign at 15 feet would not have the same visibility of other properties along I-4.</i>• The granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district. <i>Along the section of I-4 from State Road 46 to Orange Boulevard are several signs that exceed the maximum 15 foot sign height requirement. These signs were granted variances due to visibility hardships or were constructed prior to the sign height ordinance.</i>• The literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification. <i>Automotive dealerships and other common uses along Interstates depend on adequate signage for business recognition to bring customers from the Interstate to their business usually via unknown local roads. The businesses in the immediate area have signage that exceed the minimum height therefore, without the variance, the applicant would be denied the same rights as other businesses fronting I-4.</i>• The variance requested is the minimum variance that will make possible reasonable use of the land, building or structure. <i>The proposed height of the sign</i>

	<p><i>is below the average height of the existing signs along this section of I-4.</i></p> <ul style="list-style-type: none">• The applicant would not retain reasonable use of the land, building or structure without the granting of the variance. <i>Without the granting of the variance the applicant would not have reasonable business recognition of the Interstate due to the curvature of the road and the speed limit. Further, a primary sign of a maximum of 15 feet, on this size parcel, would be inconsistent with other sign heights in the area.</i>• The grant of the variance would be in harmony with the general intent of Chapter 30. <i>The proposed signage meets all other regulations in the Land Development Code except for the height of the primary sign along I-4.</i>
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends approval of the request, unless the applicants can demonstrate a hardship. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the primary sign as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- ☒ Staff Report
- ☒ Application
- ☒ Applicant statement of request
- ☒ Proposed Site Plan
- ☒ Location map
- ☒ Property Appraiser data sheet
- ☐ PUD Commitment Card, *if applicable*

Support information:

- ☒ Proposed elevation drawings, renderings, floor plans, etc
- ☐ Aerials, *if warranted*
- ☐ Plat, *if warranted*
- ☐ Code Enforcement information
- ☐ Building Permit information
- ☐ Correspondence
- ☐ Authorization letter
- ☐ Supporting documentation
- ☐ Letters of support
- ☐ HOA approval letter
- ☐ Pictures provided by applicant
- ☒ Other miscellaneous documents

- ☒ Proposed Development Order

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Fee: \$150.00 plus \$50.00 for each additional variance

Application # BU 2007-10
Meeting Date 2-26-07

COPY



VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: R & K Investments, LLC - Mr. David Ray

Address: 2724 N. US 17-92 City: Longwood, FL Zip code: 32750

Project Address: TBD. City: _____ Zip code: _____

Contact number(s): 407-629-4281 - (Car Salvage - SK Consortium Inc.)

Email address: mailroom @ SKconsort.com

Is the property available for inspection without an appointment? ☒ Yes ☐ No

What type of structure is this request for?

<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other Signs	Please describe: <u>Please see attached Exhibit "A"</u>
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?

<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Fence height	Required height:		Proposed height:	
<input checked="" type="checkbox"/> Building height	Required height:	<u>15</u>	Proposed height:	<u>37'-5"</u>
Use below for additional yard setback variance requests:				
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Total number of variances requested <u>3</u>				

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: _____

FOR OFFICE USE ONLY

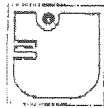
Date Submitted: 1-12-07 Reviewed By: KF
 Tax parcel number: 21-20-30-5AP-0000-0213 Zoning/FLU _____
☐ Legally created parcel (1971 tax roll, 5-acre dev, lot split)
☐ Platted Lot (check easements as shown on lots, in notes or in dedication)
☐ Lot size _____ ☐ Meets minimum size and width
☐ Application and checklist complete
 Notes: _____

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.	
✓	1. Completed application.
✓	2. Owner's authorization letter (if needed). <u>This form can be obtained online.</u>
✓	3. Provide a legible 8 ½ x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. <u>View a sample site plan online as an example of the information needed; please draw to scale and note the scale used on the plan.</u>
✓	o Please start with a clean survey (ex: white out old approval stamps)
✓	o Size and dimension of the parcel
✓	o Location and name of all abutting streets
✓	o Location of driveways
NA	o Location, size and type of any septic systems, drainfield and wells
✓	o Location of all easements
NA	o Existing or proposed house or addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
✓	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
✓	o Building height
✓	o Setbacks from each building to the property lines
NA	o Location of proposed fence(s)
✓	o Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
See attached	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

SKC consortium, Inc.



URBAN DESIGN

PLANNING

ENGINEERING

Bill Ray Nissan I-4 Industrial
Variance Application
January 12, 2007
SKC 0569

Description:

The applicant requests a variance for one of the proposal signs along interstate 4 for his automobile dealership facility. The proposed automobile dealership was submitted for review and approval as part of PUD rezoning process. The PD site plan has been approved by Planning and Zoning Commission on January 10, 2007. P&Z approved general sign locations along I-4 (300' apart) however, if these sign exceed 15' in height variance approval from Board of Adjustment will be necessary.

1. The applicant requests 22'-5' height variance to allow his sign No.3 as indicated on the approved site plan to reach 37'-5' for dealership identification sign. (Sign No.1 and 2 will be 15' or lower).

Reasons:

1. The proposed sign is a standard sign recommended by Nissan of North America to franchisers. Basic sign design and dimensions were pre-determined by Nissan's architects and engineers.
2. The sign site is located along I-4, a highway facility that allows highway-traveling speed. The proposed sign is already smaller than highway sign standard recommended by the franchiser.
3. The applicant currently is leasing the sign at his existing facility on US 17-92. The applicant would like to relocate this sign to his new I-4 dealership, since they are on a long term lease. The applicant has obtained appropriate variance for this existing sign at US 17-92 dealership.
4. The applicant will be in disadvantage position if his signs are not legible and easily recognizable. The proposed height is already shorter than numerous other signs along I-4 between CR46 and St. John River Bridge.

1093 N. ORLANDO AVENUE
TELEPHONE 407-629-4283
F.B. 7080

SUITE 3

MAITLAND

FLORIDA 32751
FACSIMILE 407-629-1656
mailroom@skcconsort.com

Variance Application
January 12, 2007
Page 2 of 2

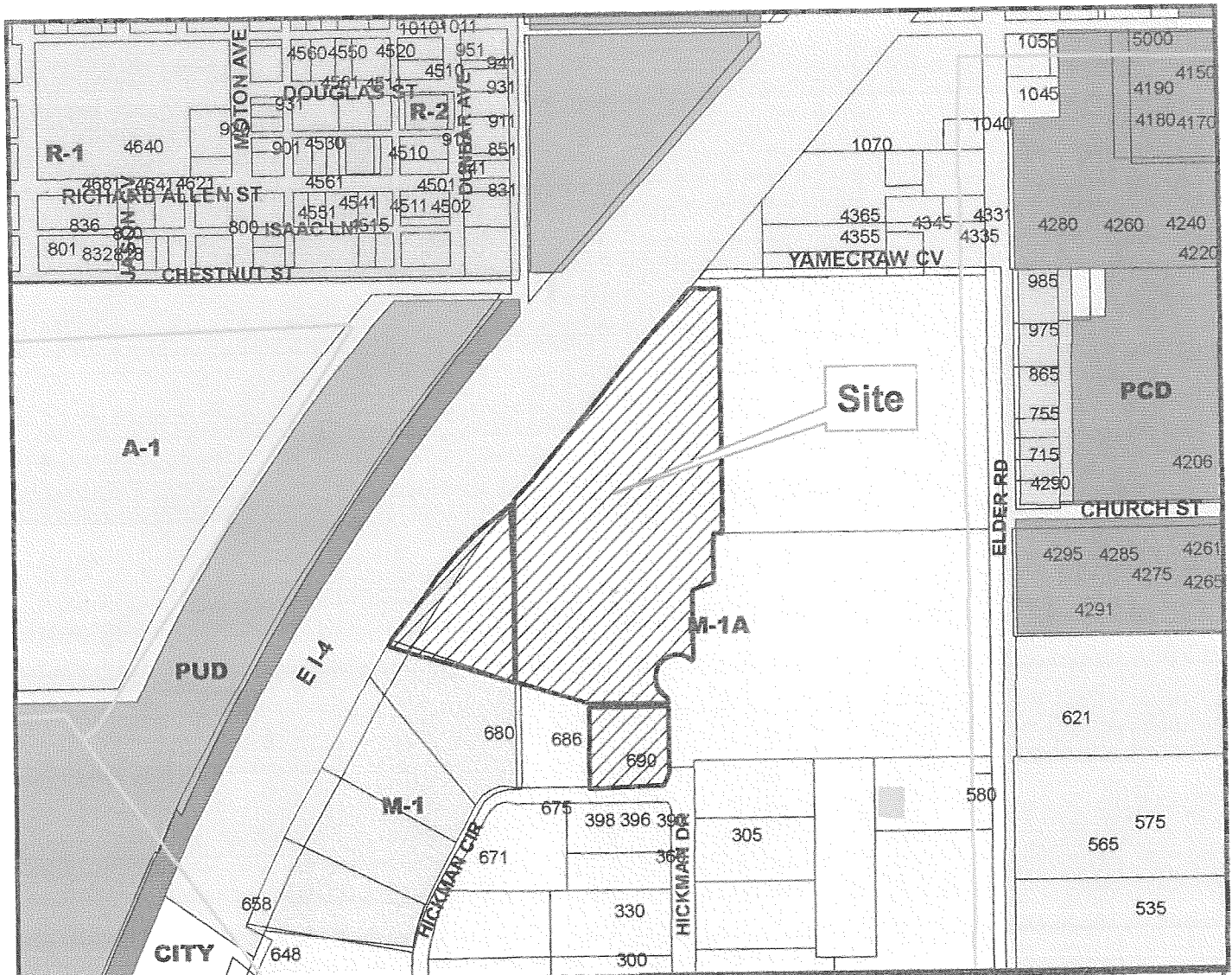
This part of I-4 right of way is in transition from a straight-line section into a curve. Normal 15' high signs will not be clearly visible due to curvature of the road and tree lines especially at highway traveling speed

5. The proposed Nissan standard signs are clear and clean looking presenting modern automobile industry image. The sign does not have any moving parts, emits lights, glare or noise.

Thank you










CS/dd

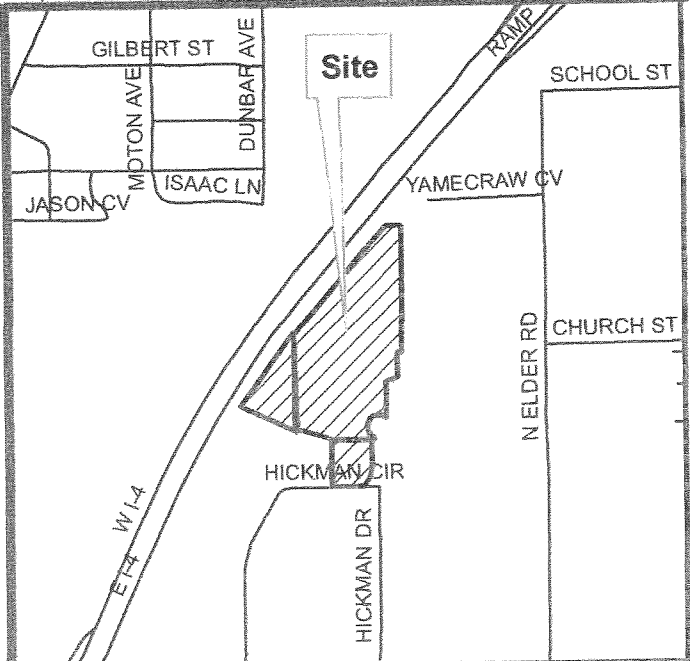
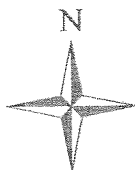
R & R Investments, LLC/Mr. David Ray
 Lots 49A and 9, I-4 Industrial Park 4th Sec. & Parcel 4A
 Hickman Drive, Sanford, Florida 32771

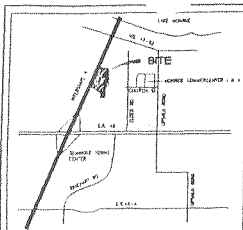


Seminole County Board of Adjustment
 February 26, 2007
 Case: BV2007-10 (Map 2999, Grid E6 &
 Map 3000, Grid A6)
 Parcel No: 20-19-30-300-004A-0000,
 16-19-30-5AC-0000-049A &
 21-19-30-506-0000-0090

Zoning

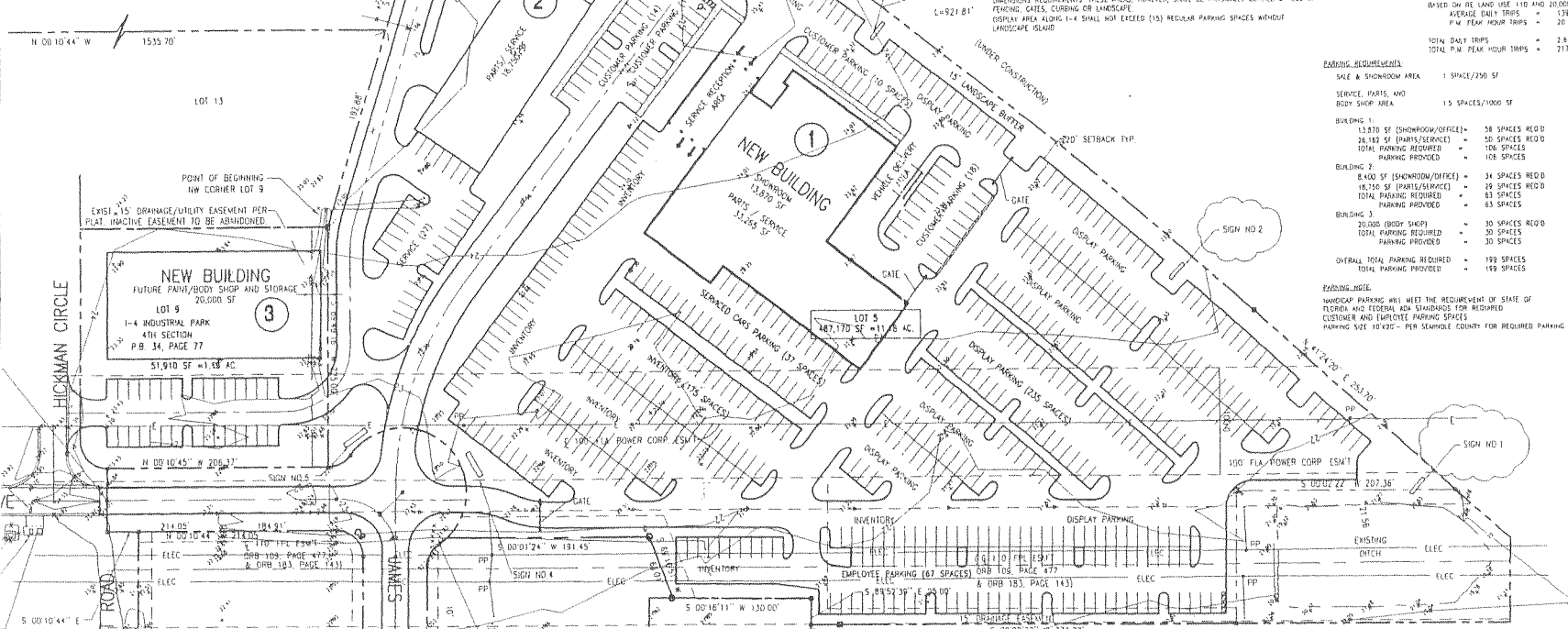
	BV2007-10		M-1A
	A-1		M-1
	R-1		PUD
	R-2		PCD
	C-2		





LOCATION MAP

I-4 INDUSTRIAL PARK - 3RD SECTION
PLOT BLOCK 25, PDS 23 AND 24



TAX PARCELS 10 400, 70-18-20-300-0004-0000

DEVELOPMENT INFORMATION

LAND OWNER: BAY INVESTMENTS, LLC, 1000 BAY
3724 N. US 17-92
LORDSBURG, FLORIDA 32750
PH: 407-831-1118

DEVELOPER: BILL RAY NISSAN, 1000 BAY
3724 N. US 17-92
LORDSBURG, FLORIDA 32750
PH: 407-831-1118

PLANNERS/ENGINEERS: SK CONSORTIUM, INC., 1000 BAY
3724 N. US 17-92
LORDSBURG, FLORIDA 32750
PH: 407-831-1118

SURVEYOR: KIRBY SURVEYING, 1000 BAY
3724 N. US 17-92
LORDSBURG, FLORIDA 32750
PH: 407-831-1118

EXISTING SITE DATA

TOTAL SITE AREA: 12.37 ACRES (539,000 SF.)

EXISTING LAND USE: VACANT

EXISTING ZONING: M-1, INDUSTRIAL

SURROUNDING LAND USE: NORTH: EAST: WEST: SOUTH: INDUSTRIAL

WEST: 12.37 ACRES (539,000 SF.)

SURROUNDING ZONING: M-1, INDUSTRIAL

EXISTING SOILS: PER SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA, USDA SOIL CONSERVATION SERVICE, EXISTING SOIL IN ENTIRE SITE IS CHALKHILL

ACCESS: THE PROPOSED DEVELOPMENT WILL BE ACCESSIBLE THROUGH JAMES WESLEY LINE AND HICKMAN CIRCLE

EXISTING DRAINAGE PATTERN

THE SITE IS RELATIVELY FLAT AND SLOPES TOWARD THE EAST. GROUND COVER CONSISTS OF OPEN FIELDS, SCATTERED TREES. THE HIGHEST ELEVATION IS APPROXIMATELY 20' AND THE LOWEST IS APPROXIMATELY 10'. THE ENTIRE PROPERTY IS ZONED "M-1", ACCORDING TO FLOOD INSURANCE MAP PANEL NUMBER 13111200000, MAP DATE APRIL 17, 1995.

THE EXISTING SITE IS LOCATED WITHIN I-4 INDUSTRIAL PARK, STORMWATER RUNOFF GENERATED BY NEW DEVELOPMENT WILL BE UNGATED OFF-SITE AS PART OF A UNILATERAL STORMWATER MANAGEMENT SYSTEM

PROJECT SIGNS

THREE MONUMENT SIGNS SHALL BE ALLOWED ALONG I-4 FOR THE PROPOSED AUTOMOBILE DEALERSHIP. SIGNS NO. 1, 2, AND 3 SHALL BE COMPARABLE AND SIMILAR TO EXISTING SIGNS AT THE CURRENT BILL RAY NISSAN DEALERSHIP FACILITY ON US-17-92. THESE SIGNS INCLUDE VARIOUS BRANDS, PHOTOMONTS, VEHICLE SIGN, AND TRUCK SIGN. APPROXIMATE SIGN DIMENSIONS SHALL BE PER ATTACHED CUT SHEETS. SIGNS NO. 4 & 5 WILL BE PROJECT IDENTIFICATION/STREET NAME SIGNS. BUILDING WALL SIGN SHALL BE IN ACCORDANCE WITH SEMINOLE CO. LOC. BACK SIGN DIMENSIONS CAN BE SUBMITTED AS FOLLOWS:

- 1) PROPOSED SIGN NO. 1 & 2: 100 SF MINIMUM, 10' H, 11'-7" WIDE & 2'-0" DEEP
- 2) PROPOSED SIGN NO. 3: 150 SF MINIMUM, 37'-5" H, 13'-6" WIDE & 7'-4" DEEP
- 3) PROPOSED SIGN NO. 4 & 5: 35 SF MINIMUM, 7'-0" H, 8'-9" WIDE & 1'-2" DEEP

PROPOSED DEVELOPMENT

PROPOSED LAND USE: AUTOMOBILE DEALERSHIP. THESE USES SHALL BE THOSE USES PERMITTED BY M-1, M-1A AND C-3 SPECIFIC EXCEPTION USES IN THOSE DISTRICTS SHALL REQUIRE SPECIAL EXCEPTION APPROVAL FROM THE BOARD OF ADJUSTMENT. THE FOLLOWING USES ARE PROHIBITED: LANDFILL AND DRY-CLEANING PLANTS, LUMBER YARD, TRUCK TERMINALS, ANIMAL SHELTERS, BOWLING OPERATIONS, CONTRACTORS EQUIPMENT STORAGE YARDS, WHOLESALE MEAT AND PRODUCE DISTRIBUTION WITH MEAT CUTTING AND BUTCHERING, BUILDINGS, MULTI-FAMILY HOUSING, GREENHOUSES, FLEA MARKETS. THE PROPOSED DEVELOPMENT IS INTENDED FOR AUTOMOBILE DEALERSHIP WHICH INCLUDES ASSOCIATED USES SUCH AS SHOWROOM, AUTOMOBILE DISPLAY DEVICES, OFFICES.

PROHIBITED LAND USE: LANDFILL AND DRY-CLEANING PLANTS, LUMBER YARD, TRUCK TERMINALS, ANIMAL SHELTERS, BOWLING OPERATIONS

PROPOSED ZONING: PCD, PLANNED COMMERCIAL DEVELOPMENT

BUILDING AREA: 91,200 SF (86,240 SF FOOTPRINT)

FLOOR AREA RATIO: 84,200 SF / (12,237 AC @ 43,800 SF) = 0.17:1.0 MAXIMUM

ESTIMATED PAVEMENT AREA: 295,000 SF

TOTAL IMPERVIOUS AREA: 380,300 SF (11% SHOWN, PROPOSED 25% MAX OR PER SURFACE WATER SYSTEM WATER PERMIT)

TOTAL PERVIOUS AREA (OPEN SPACE): 158,845 SF (19% SHOWN, PROPOSED 25% MIN)

PER SEMINOLE COUNTY LAND DEVELOPMENT CODE WITH THE FOLLOWING EXCEPTIONS: VEHICULAR PARKING AREAS THAT ARE NOT ACCESSIBLE BY THE PUBLIC SUCH AS AUTOMOBILE DISPLAY AREA, WAREHOUSE AREA SHALL BE EXCLUDED FROM PARKING LOT LANDSCAPE AND PARKING SPACE DIMENSIONS REQUIREMENTS. THESE AREAS, HOWEVER, SHALL BE PHYSICALLY DEFINED BY USE OF FENCING, GATES, CURBING. DISPLAY AREA ALONG I-4 SHALL NOT EXCEED (15) REGULAR PARKING SPACES WITHOUT LANDSCAPE ISLAND

TRAFFIC GENERATION: BASED ON THE LAND USE 110 AND 20,000 SF OF AUTOMOBILE DEALERSHIP NO. 2 AND 27,150 SF OF AUTOMOBILE DEALERSHIP NO. 2

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PROPOSED SETBACKS

FROM I-4: 35 FEET

FROM OTHER RIGHT-OF-WAY: 25 FEET

FROM ALL OTHER ADJACENT PROPERTIES: 10 FEET

PROPOSED BUILDING HEIGHT

MAXIMUM: 35' MAXIMUM

PROPOSED UTILITIES

SEWAGE: SEMINOLE COUNTY CONNECTION TO EXISTING SLABS AS PART OF I-4 INDUSTRIAL PARK SUBSTATION

WATER: SEMINOLE COUNTY CONNECTION TO EXISTING SLABS AS PART OF I-4 INDUSTRIAL PARK SUBSTATION

ELECTRICITY: SEMINOLE COUNTY CONNECTION TO EXISTING SLABS AS PART OF I-4 INDUSTRIAL PARK SUBSTATION

TELEPHONE: SEMINOLE COUNTY CONNECTION TO EXISTING SLABS AS PART OF I-4 INDUSTRIAL PARK SUBSTATION

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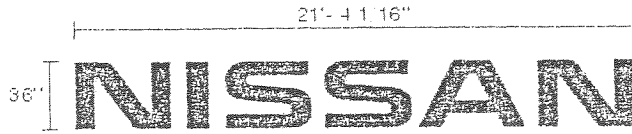
NISSAN NORTH AMERICA, INC.

Nissan Retail Environmental Design Initiative
Sign Program

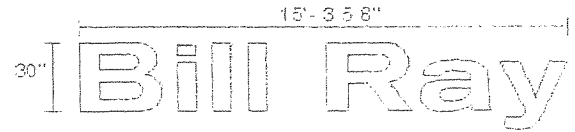


III. SCHEDULE OF SIGNS

The following signs have been included in the solution.



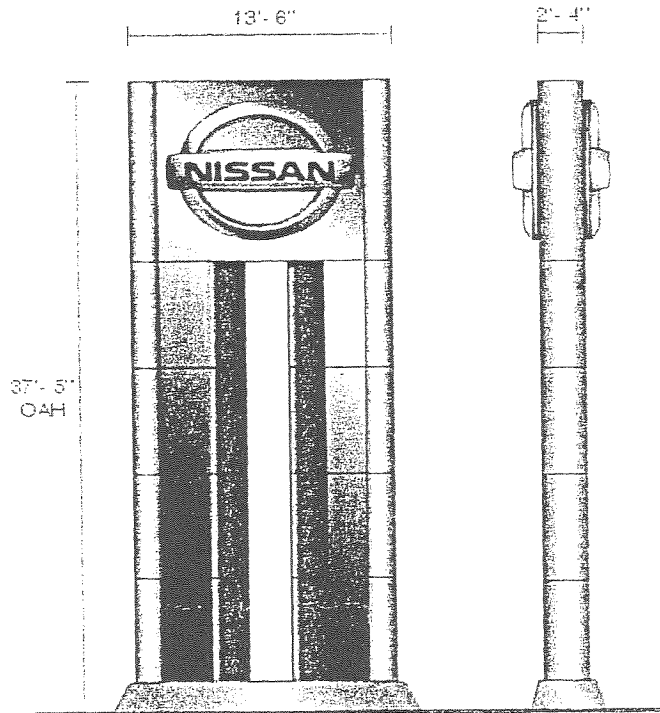
A 36" NISSAN Wordmark
Individual Channel Letters (64 sq. ft.)



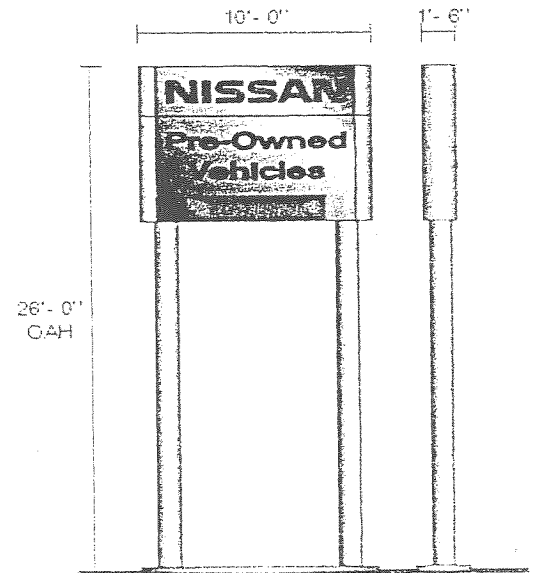
B 30" Dealer Name.
Individual Channel Letters (38.2 sq. ft.)



C Secondary Signage
Individual Letterforms (17.15 sq. ft.)



D Main Brand Sign
Pylon (150 sq. ft.)



E Pre-Owned Vehicle Sign
Pylon (50 sq. ft.)

NISSAN NORTH AMERICA, INC.
Nissan Retail Environmental Design Initiative
Sign Program

Bill Ray Nissan #19051
Longwood, FL



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																					
GENERAL Parcel Id: 16-19-30-5AC-0000-049A Owner: R & R INV LLC Mailing Address: PO BOX 521400 City,State,ZipCode: LONGWOOD FL 32752 Property Address: HICKMAN CIR Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 40-VAC INDUSTRIAL GENER		2007 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$3,585,438 Land Value Ag: \$0 Just/Market Value: \$3,585,438 Assessed Value (SOH): \$3,585,438 Exempt Value: \$0 Taxable Value: \$3,585,438 Tax Estimator																			
SALES <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>08/2006</td> <td>06384</td> <td>1536</td> <td>\$5,340,300</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> Find Sales within this DOR Code		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/2006	06384	1536	\$5,340,300	Vacant	No	2006 VALUE SUMMARY 2006 Tax Bill Amount: \$47,385 2006 Taxable Value: \$2,940,360 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS					
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WARRANTY DEED	08/2006	06384	1536	\$5,340,300	Vacant	No															
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																
SQUARE FEET	0	0	512,170	7.00	\$3,585,190																
ACREAGE	0	0	.620	400.00	\$248																
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																					

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Deed	Date	Book	Page	Amount	Vac/Imp	Qualified										
WARRANTY DEED	08/2006	06384	1536	\$5,340,300	Vacant	No										
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SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 26, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

(Attached Legal Description)

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: R & R Investments
2724 N. U.S. 17-92
Longwood, FL. 32750

Project Name: Hickman Drive (Lot 9/I-4 Industrial Park)

Requested Development Approval:

Request for a ground sign height variance from 15 feet to 37 ½ feet in the PCD (Planned Commercial Development District).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The variance granted will apply only to the primary sign as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
April Boswell, AICP
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: